

ZONING AND ADJUSTMENT BOARD

March 17, 2003

The Zoning and Adjustment Board of Sumter County, Florida convened on Monday, March 17, 2003 at 6:30 P.M. with the following members present: Dale Nichols, acting Chairman, Dossie Singleton, Dave Pierazek, Rusty Mask, Richard Bradley, Todd Brown, Mark Caruthers, and Doug Childers, Jr. Evan Merritt, Frank Topping, Lamar Parker and Larry Story were absent. Terry Neal, Board Attorney, was present. Roberta Rogers, Director of Planning & Development and Aimee Webb, Board Secretary, were present.

The Board members led everyone in the pledge of allegiance and prayer.

Mr. Bradley made a motion to approve the minutes from the ZAB Meeting on March 3, 2003. Mr. Brown seconded the motion and the motion carried.

Mr. Nichols presented the Proof of Publication.

ZP2003-15

Hazel T. & Wilmer Stephens

Keri Sumner, representative for the applicants, was present and requesting a rezoning from A1 and A5 to RR1 on 5.82 acres MOL for the purpose of lineal transfer. There were five notices sent. Of the five notices sent, none were received in favor and none in objection. There were no objections from the audience. Ms. Sumner stated her grandparents had deeded her property and she would like to place a mobile home on it. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to recommend approval of the rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

Mr. Story arrived at 6:35 p.m. and did not vote on the above case.

Mr. Nichols announced cases 03S-3 and ZP2003-16 had been withdrawn.

ZP2003-17

Prime Property Resources, Inc.

Talmadge G. Rice, representative for the applicant, was present and requesting a rezoning from R4C to R4M on .27 of an acre MOL. There were three notices sent. Of the three notices sent, one was received in favor and none in objection. There were no objections from the audience. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to recommend approval of the rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2003-19

Scarlett Germain Sloan

Scarlett Sloan was present and requesting a rezoning from RR5 to RR1 on 3.41 acres MOL to correct an improper zoning. There were four notices sent. Of the four notices sent, two were received in favor and one in objection. The letter of objection was read into the record. There were no objections from the audience. The Board had questions as to the use of the property and surrounding property uses. Ms. Sloan stated she would like to place a mobile home on the property for her mother-in-law and there were mobile homes in the area. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to recommend approval of the rezoning to the Sumter County Board of County Commissioners based on the information provided in the staff report. Mr. Bradley seconded the motion and the motion carried.

ZP2003-20**William & Dianna Sowell**

William Sowell was present and requesting a rezoning from A5 to A10 on 20 acres MOL. There were six notices sent. Of the six notices sent, one was received in favor and none in objection. There were two objectors in the audience: Mary Lee and Eugene Monahan. Mr. and Mrs. Monahan had concerns about Mr. Sowell placing an older or dilapidated mobile home on the property permanently. Mr. Sowell explained he would be building a house in the next couple of years and the situation was only temporary. There were no further questions or discussion from the Board. Mr. Childers made a motion to recommend approval of the rezoning to the Board of Sumter County Commissioners based on the information provided in the staff report. Mr. Caruthers seconded the motion and the motion carried.

ZP2003-18**Nancy Thomason**

Sheryl Bennett, representative for the applicant, was present and requesting a renewal for a Temporary Use Permit for three years for a caregiver's residence. There were seven notices sent. Of the seven notices sent, two were received in favor and none in objection. There was one objection from the audience: Dale Ganger. Mr. Ganger stated there was too much noise and this use had increased traffic as well as depreciated his property value. Mr. Bennett stated she was the sole caregiver to her aunt, who could not afford a home health nurse. There were no further questions or discussion from the Board. Mr. Caruthers made a motion to approve the requested Temporary Use Permit based on the information provided in the staff report. Mr. Mask seconded the motion and the motion carried.

Mr. Brown made a motion to adjourn the meeting. Mr. Caruthers seconded the motion and the motion carried.

The meeting adjourned at 6:59 p.m.

Chairman
Zoning & Adjustment Board